

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL X-43-2
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Boston Redevelopment Authority has previously authorized negotiations with Northeastern Electric Company as Developer of Parcel X-43-2 in the said Urban Renewal Area;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Northeastern Electric Company be and hereby is designated as Developer of Disposition Parcel X-43-2 in the South End Urban Renewal Area subject to publication of all public disclosure and issuance of all approvals as required by the Housing Act of 1949, as amended.
2. That disposal of said property by negotiation is the proper method of making the land available for redevelopment.
3. That Northeastern Electric Company possesses the qualifications and financial resources necessary to acquire and rehabilitate the land in accordance with the Urban Renewal Plan for the Project Area.
4. That the Final Working Drawings and Specifications for the improvements to be developed on said parcel are found acceptable.

5. That the Director be and hereby is authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement for Parcel X-43-2 between the Authority as Seller and Northeastern Electric Company as Buyer providing for the development by the Authority of said Disposition Parcel in the South End Urban Renewal Area subject to HUD concurrence in a minimum disposition price and the Buyer's Agreement to commence development on the parcel within thirty days of the date of conveyance and completion within 360 days thereafter, such agreement to be in the Authority's usual form and to contain such other and further terms and conditions as the Director shall deem proper and in the best interests of the Authority;

That the Director is further authorized to execute and deliver a Deed conveying said property pursuant to such disposition agreement and that the execution and delivery by the Director of such agreement and deed to which a Certificate of this Resolution is attached shall be conclusive evidence that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposition transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004).

MEMORANDUM

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May 7, 1970

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: JOHN D. WARNER, DIRECTOR
SUBJECT: DESIGNATION OF DEVELOPER
APPROVAL OF FINAL PLANS AND SPECIFICATIONS
DISPOSITION PARCELS 42 AND X-43-2
SOUTH END URBAN RENEWAL AREA, MASS. R-56

On September 4, 1969, the Authority designated Northeastern Electric Company as Redeveloper of Parcel 42 in the South End Urban Renewal Area. The Redeveloper, an electric company located for over thirty years in the South Cove Project, is to be displaced by renewal activities in the South Cove Project Area.

In the development of Parcel 42, the Authority staff has suggested to the Redeveloper the development of a small fringe parcel known as X-43-2. Parcel X-43-2, containing approximately 4,000 square feet, is to be utilized as a parking area and lies some 40 feet from Parcel 42.

The Authority has recently reviewed Final Working Drawings and Specifications for the improvements to be built on Parcels 42 and X-43-2. The Plans and Specifications for the said sites have been reviewed and found acceptable by the Department of Urban Design.

In order that Northeastern Electric Company begin construction of improvements on Parcels 42 and X-43-2 within the next few weeks, I recommend that the Plans and Specifications for Parcel 42 be approved. I further recommend that the Authority designate Northeastern Electric Company as Redeveloper of Parcel X-43-2 in the South End Urban Renewal Area.

I recommend the adoption of the following Vote and attached Resolution.

VOTED: That the Final Working Drawings and Specifications for Improvements to be built on Parcel 42 in the South End Urban Renewal Area and submitted by Northeastern Electric Company are hereby approved.